

Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

JUNE 26, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 26, 2003, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 12, 2003
- IV. Old Business
 1. C/Z #1506 -- Delaware Pulpwood Co. JA
 2. C/U #1494 -- Buchanan Builders, Inc. RL
 3. C/U #1495 -- J. Everett Moore, Jr. and Deborah J. Moore LJ
 4. Subdivision #2001-18 -- Thomas Head
Final LJ
 5. Subdivision #2001-24 -- Craig Hudson
Final LJ
 6. Subdivision #2002-42 -- Wolfe Properties
Final BG
 7. Subdivision #2003-1 -- Donald Collins
Preliminary BG
 8. Subdivision #2003-2 -- Wolfe Properties, Inc.
Preliminary BG
- V. Public Hearings
 1. Subdivision #2003-4 -- Homestead, L.L.C. RL
 2. Subdivision #2003-5 -- Rita F. and Joseph W. Wells, Jr. JA

3. C/Z #1510 -- Kevin and Teresa McDaniel LJ
4. C/Z #1511 -- Gulfstream Development RL
5. C/Z #1509 -- Lewes HHMO Center, L.L.C. LJ
WITHDRAWN JUNE 9, 2003

VI. Other Business

1. Creative Concepts BG
Commercial Site Plan - U.S. Route 113
2. Lewes Self Storage LJ
Commercial Site Plan - Road 276
3. Tidewater Utilities, Inc. LJ
C/U #1490 -- Site Plan - Route One
4. Bay Crossing MR/RPC LJ
Interpretation (Site Work) - Route One
5. Subdivision #2002-9 -- Sussex Ventures RW
Time Extension
6. Bill and Anna McBane JA
3 Parcels and 50' Right of Way - Road 224
7. John Concannon RW
Parcel and 50' Right of Way - Road 530
8. Richard and Sara Baker LJ
2 Parcels and 50' Right of Way - Road 593
9. Paul Lowe BG
Parcel and 50' Right of Way - Road 427

Pursuant to 29 Del.C. § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: JUNE 13, 2003

OLD BUSINESS

1. C/Z #1506 -- application of **DELAWARE PULPWOOD CO.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying at the northeast corner of U.S. Route 113 and Road 207 (Johnson Road), to be located on 1.4 acres, more or less.
2. C/U #1494 -- application of **BUCHANAN BUILDERS, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (7 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.61 acre, more or less, lying east of Route One, 300 feet north of Route 361-A.
3. C/U #1495 -- application of **J. EVERETT MOORE, JR. AND DEBORAH J. MOORE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit/pond reclamation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 19.189 acres, more or less, of 107.973 acres, lying southeast of Route 292, 1,100 feet west of Route 292A.
4. Subdivision #2001-18 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 43.49 acres into 42 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northeast of Road 288-A, 620 feet northwest of Route 24.
5. Subdivision #2001-24 -- application of **CRAIG HUDSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 81.98 acres into 73 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 251, 666 feet southeast of Road 319.
6. Subdivision #2002-42 -- application of **WOLFE PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 59.09 acres into 54 lots, located east of Road 453, 700 feet south of Road 452.
7. Subdivision #2003-1 -- application of **DONALD COLLINS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 27.65 acres into 28 lots, located west of Road 412, 1,703 feet south of Road 433.

8. Subdivision #2003-2 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 50.04 acres into 10 lots, located west of Road 453, 290 feet south of Road 454.

PUBLIC HEARINGS

1. Subdivision #2003-4 -- application of **HOMESTEAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 122.60 acres into 81 lots, located east of Road 384, 960 feet north of Road 382.
2. Subdivision #2003-5 -- application of **RITA F. AND JOSEPH W. WELLS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 30.43 acres into 2 lots, located east of Road 625, 1,483 feet northeast of Road 42.
3. C/Z #1510 -- application of **KEVIN AND TERESA MCDANIEL** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying north of Route 9 and 2,600 feet west of Route 321, to be located on 2.77 acres, more or less.
4. C/Z #1511 -- application of **GULFSTREAM DEVELOPMENT** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Route 362 across from Route 368, to be located on 19.159 acres, more or less.

Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

JUNE 26, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 26, 2003, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 12, 2003
- IV. Old Business
 1. C/Z #1506 -- Delaware Pulpwood Co. JA
 2. C/U #1494 -- Buchanan Builders, Inc. RL
 3. C/U #1495 -- J. Everett Moore, Jr. and Deborah J. Moore LJ
 4. Subdivision #2001-18 -- Thomas Head LJ
Final
 5. Subdivision #2001-24 -- Craig Hudson LJ
Final
 6. Subdivision #2002-42 -- Wolfe Properties BG
Final
 7. Subdivision #2003-1 -- Donald Collins BG
Preliminary
 8. Subdivision #2003-2 -- Wolfe Properties, Inc. BG
Preliminary
 9. Subdivision #2002-4 -- Country Life Homes RL
Final
- V. Public Hearings
 1. Subdivision #2003-4 -- Homestead, L.L.C. RL

2. Subdivision #2003-5 -- Rita F. and Joseph W. Wells, Jr. JA
3. C/Z #1510 -- Kevin and Teresa McDaniel LJ
4. C/Z #1511 -- Gulfstream Development RL
5. C/Z #1509 -- Lewes HHMO Center, L.L.C. LJ
WITHDRAWN JUNE 9, 2003

VI. Other Business

1. Creative Concepts BG
Commercial Site Plan - U.S. Route 113
2. Lewes Self Storage LJ
Commercial Site Plan - Road 276
3. Tidewater Utilities, Inc. LJ
C/U #1490 -- Site Plan - Route One
4. Bay Crossing MR/RPC LJ
Interpretation (Site Work) - Route One
5. Subdivision #2002-9 -- Sussex Ventures RW
Time Extension
6. Bill and Anna McBane JA
3 Parcels and 50' Right of Way - Road 224
7. John Concannon RW
Parcel and 50' Right of Way - Road 530
8. Richard and Sara Baker LJ
2 Parcels and 50' Right of Way - Road 593
9. Paul Lowe BG
Parcel and 50' Right of Way - Road 427

Pursuant to 29 Del.C. § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: JUNE 13, 2003

REVISED: JUNE 20, 2003

(Revised to include additional Old Business)

OLD BUSINESS

1. C/Z #1506 -- application of **DELAWARE PULPWOOD CO.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying at the northeast corner of U.S. Route 113 and Road 207 (Johnson Road), to be located on 1.4 acres, more or less.
2. C/U #1494 -- application of **BUCHANAN BUILDERS, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (7 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.61 acre, more or less, lying east of Route One, 300 feet north of Route 361-A.
3. C/U #1495 -- application of **J. EVERETT MOORE, JR. AND DEBORAH J. MOORE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit/pond reclamation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 19.189 acres, more or less, of 107.973 acres, lying southeast of Route 292, 1,100 feet west of Route 292A.
4. Subdivision #2001-18 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 43.49 acres into 42 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northeast of Road 288-A, 620 feet northwest of Route 24.
5. Subdivision #2001-24 -- application of **CRAIG HUDSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 81.98 acres into 73 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 251, 666 feet southeast of Road 319.
6. Subdivision #2002-42 -- application of **WOLFE PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 59.09 acres into 54 lots, located east of Road 453, 700 feet south of Road 452.
7. Subdivision #2003-1 -- application of **DONALD COLLINS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 27.65 acres into 28 lots, located west of Road 412, 1,703 feet south of Road 433.

8. Subdivision #2003-2 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 50.04 acres into 10 lots, located west of Road 453, 290 feet south of Road 454.
9. Subdivision #2002-4 -- application of **COUNTRY LIFE HOMES** to consider the resubdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 6.01 acres into 12 lots, located west of Neptune II Drive, 100 feet north of Neptune III Drive within Ocean Farm Subdivision, north of Road 363, southwest of Road 361.

PUBLIC HEARINGS

1. Subdivision #2003-4 -- application of **HOMESTEAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 122.60 acres into 81 lots, located east of Road 384, 960 feet north of Road 382.
2. Subdivision #2003-5 -- application of **RITA F. AND JOSEPH W. WELLS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 30.43 acres into 2 lots, located east of Road 625, 1,483 feet northeast of Road 42.
3. C/Z #1510 -- application of **KEVIN AND TERESA MCDANIEL** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying north of Route 9 and 2,600 feet west of Route 321, to be located on 2.77 acres, more or less.
4. C/Z #1511 -- application of **GULFSTREAM DEVELOPMENT** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Route 362 across from Route 368, to be located on 19.159 acres, more or less.